



Offering Memorandum

EXCELLENT OWNER-USER OPPORTUNITY



±7,200 SF Freestanding Retail Building

1254 23RD AVENUE, OAKLAND, CA 94601

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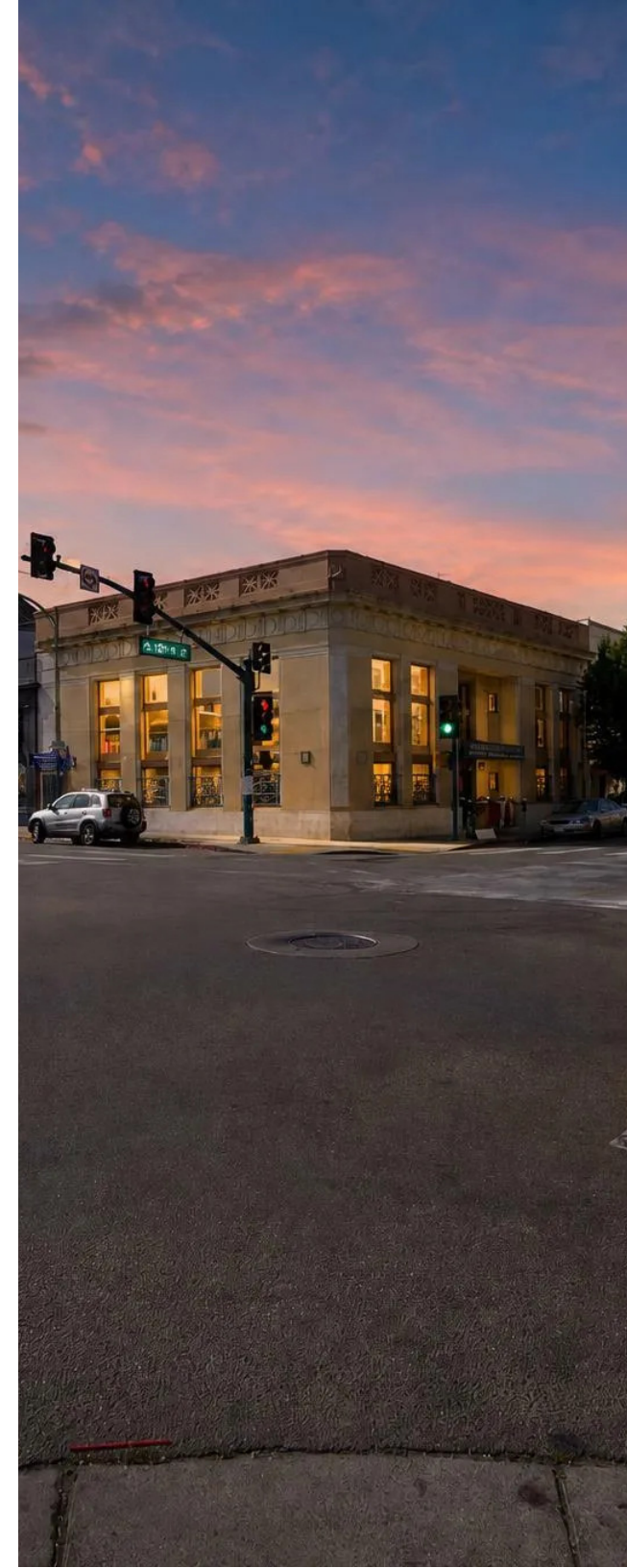
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PROPERTY SUMMARY

±7,200 SF FREESTANDING RETAIL BUILDING

1254 23RD AVENUE
OAKLAND, CA 94601

OFFERING SUMMARY

SALE PRICE:	\$1,228,000
BUILDING SIZE:	±7,200 SF (Per CoStar)
LOT SIZE:	0.07 Acres
ZONING:	CN-3
APN:	20-105-13
PRICE / SF:	\$170

PROPERTY SUMMARY

SVN | Capital West Partners is pleased to present the opportunity to acquire 1254 23rd Avenue in Oakland, California, a ±7,200 square foot freestanding retail building prominently situated at the corner of 23rd Avenue and International Boulevard. The property features frontage along International Boulevard and offers excellent visibility in a dense, established neighborhood. Zoned CN-3 (Neighborhood Commercial), the property supports a variety of commercial and mixed-use applications and presents an attractive opportunity for an owner-user, investor, or redevelopment buyer. The property is located approximately 0.9 miles from the Fruitvale BART Station and benefits from a highly walkable location with a Walk Score of 94, providing convenient access to nearby businesses, services, public transportation, and the surrounding residential community.



PROPERTY HIGHLIGHTS

- ±7,200 SF Freestanding Retail Building (per CoStar, Buyer to Verify)
- Prominent Corner Location at 23rd Avenue & International Boulevard
- Approximately 49 Feet of Frontage along International Boulevard
- Excellent Visibility and Exposure along a Major East Oakland Commercial Corridor
- CN-3 (Neighborhood Commercial) Zoning Allowing for a Variety of Commercial and Mixed-Use Applications
- Attractive Owner-User, Investment, or Redevelopment Opportunity
- Approximately 0.9 Miles to Fruitvale BART Station
- Located within a Dense, Established Residential and Commercial Trade Area
- Convenient Access to I-880, Downtown Oakland, Alameda & the Greater East Bay



CLOSE TO BART



SIGNALIZED CORNER



10% DOWN WITH SBA

PROPERTY PHOTOS



ADDITIONAL PHOTOS



LOCATION DESCRIPTION

1254 23rd Avenue is prominently located at the intersection of 23rd Avenue and International Boulevard in Oakland, within a dense and established residential and commercial neighborhood. The property benefits from strong visibility along International Boulevard, one of East Oakland's primary commercial corridors, and is approximately 0.9 miles from the Fruitvale BART Station. With a Walk Score of 94 ("Walker's Paradise") and convenient access to public transportation, nearby businesses, restaurants, services, and surrounding residential neighborhoods, the location offers excellent accessibility for both customers and employees. The property also provides convenient connectivity to I-880, Downtown Oakland, Alameda, and the greater East Bay.



PERMITTED USES

ZONING OVERVIEW

CN-3 (NEIGHBORHOOD CENTER COMMERCIAL – 3)
CITY OF OAKLAND



The CN-3 district is intended to create compact, vibrant, pedestrian-oriented neighborhood commercial centers that serve the surrounding community with a mix of commercial, service, civic and residential uses.

For complete use regulations, refer to Oakland Planning Code Title 17.



PERMITTED USES
(BY RIGHT)

- | | |
|--|---|
| General retail sales – stores, shops, boutiques, etc. | Personal instruction & improvement services |
| General food sales – grocery/food markets (subject to limitations) | Administrative / office uses |
| Full-service restaurants | Business, communication & media services |
| Limited-service restaurants and cafés | Broadcasting / recording services |
| Medical services – clinics, doctor & dental offices (subject to limitations) | Research services |
| Consumer services – salons, personal services, etc. | Group assembly (subject to limitations) |
| Consultative & financial services – professional offices, financial services, etc. | Mechanical / electronic games (subject to limitations) |
| Consumer cleaning & repair services | Residential uses – permanent, supportive & transitional housing (subject to limitations) |
| Artisan production | Civic / community uses – recreational assembly, community assembly, nonassembly cultural uses |
| Limited agriculture (subject to limitations) | |
- Note: Many uses are subject to additional L# limitations (see Planning Code Table 17.33.01).*



CONDITIONAL USES
(REQUIRES CUP)

- Fast-food restaurants
 - Convenience markets
 - Alcoholic beverage sales
 - Hotels, motels & other transient habitation uses
 - Dry-cleaning plants
 - Special health care
 - Utility / vehicular activities
 - Extensive-impact civic uses and other uses listed in Planning Code 17.33.030
- A Conditional Use Permit (CUP) is required and subject to review and approval by the Planning Commission.



PROHIBITED USES
(NOT PERMITTED)

- Large-scale combined retail / grocery stores
- Check-cashing establishments
- General wholesale sales
- Building-material sales
- Automobile sales / rental
- Automobile repair / cleaning
- Trucking / freight terminals
- Container storage
- Salvage / junk yards
- Recycling collection centers



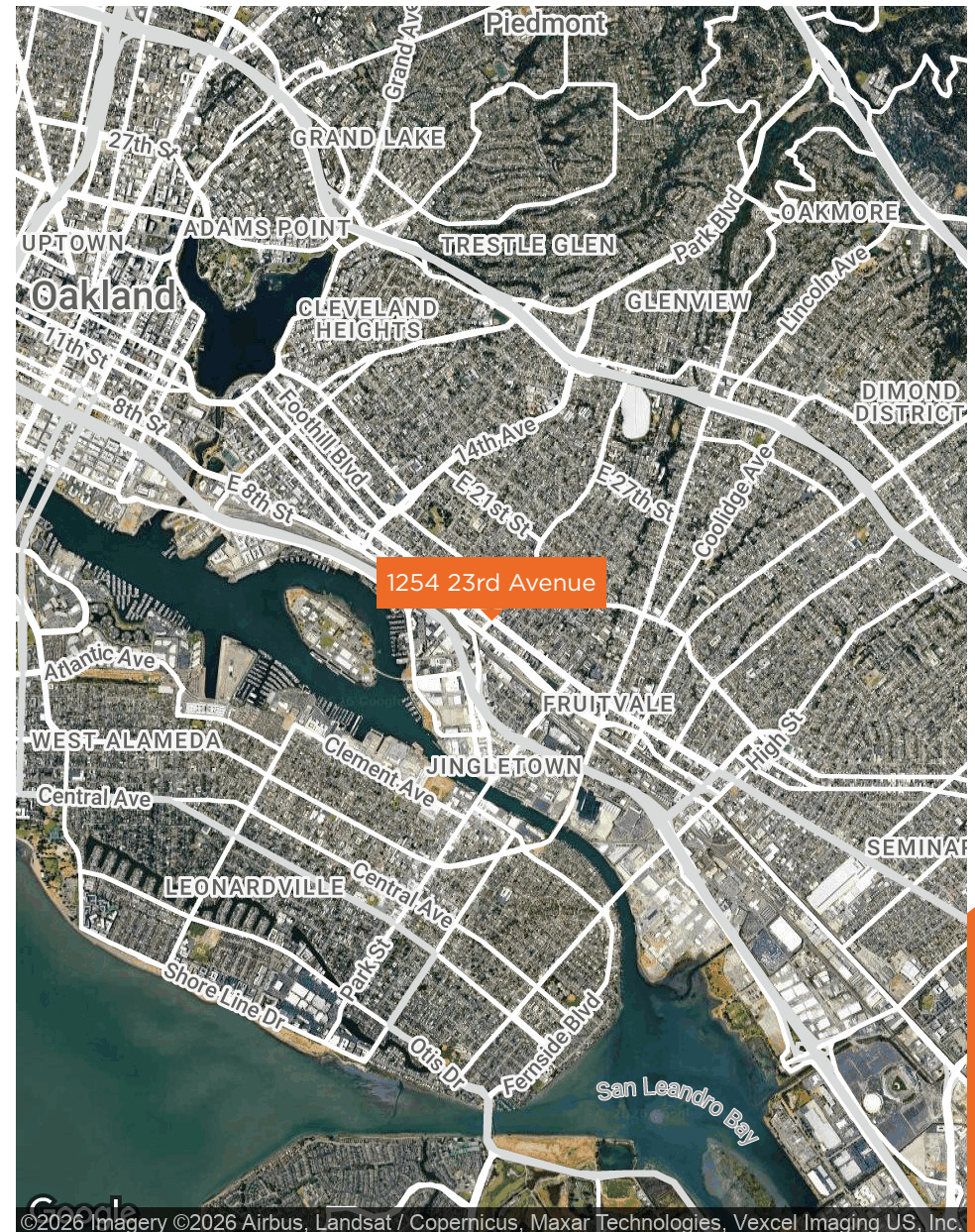
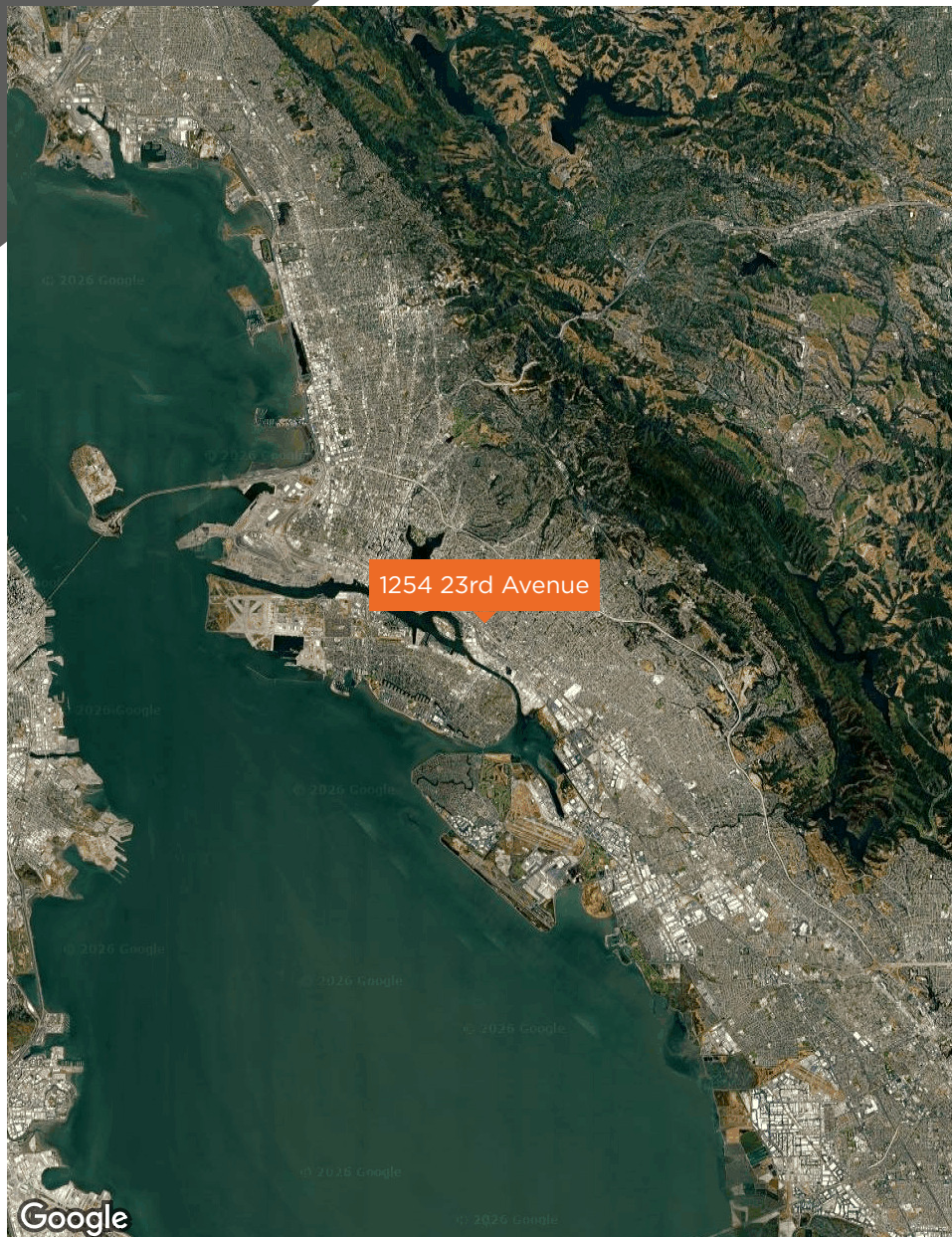
CN-3 allows for a broad mix of neighborhood-serving commercial, office, medical, civic and residential uses—
ideal for a wide range of owner-user and investment opportunities.
(Buyer to Verify All Zoning Information)

The information contained herein has been obtained from sources we believe to have reliable. However, not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Source: City of Oakland Planning Code, Title 17 (Effective July 21, 2026)



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REGIONAL MAP



AREA MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,687	12,482	42,364
AVERAGE AGE	37	37	38
AVERAGE AGE (MALE)	37	36	37
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,321	3,658	13,179
# OF PERSONS PER HH	3.5	3.4	3.2
AVERAGE HH INCOME	\$81,984	\$84,357	\$94,733
AVERAGE HOUSE VALUE	\$946,087	\$780,690	\$824,320

2020 American Community Survey (ACS)



MEET THE TEAM



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DISCLAIMER

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